

118.0

0005

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
779,500 / 779,500
779,500 / 779,500
779,500 / 779,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		HANCOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOLESKY DAVID	
Owner 2: GLADMAN AMELIA SYDNEY	
Owner 3:	
Street 1: 42 HANCOCK ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MCLELLAND SCOTT A & -	
Owner 2: MCLELLAND SAMANTHA B -	
Street 1: 42 HANCOCK ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	6026	Sq. Ft.	Site	0	70.	1.00	6													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6026.000	359,000		420,500	779,500		76410
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18



Patriot
Properties Inc.

PREVIOUS ASSESSMENT								Parcel ID	118.0-0005-0002.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	359,000	0	6,026.	420,500	779,500		Year end	12/23/2021	
2021	101	FV	347,800	0	6,026.	420,500	768,300		Year End Roll	12/10/2020	
2020	101	FV	347,800	0	6,026.	420,500	768,300	768,300	Year End Roll	12/18/2019	
2019	101	FV	286,800	0	6,026.	414,500	701,300	701,300	Year End Roll	1/3/2019	
2018	101	FV	287,900	0	6,026.	318,400	606,300	606,300	Year End Roll	12/20/2017	
2017	101	FV	287,900	0	6,026.	300,400	588,300	588,300	Year End Roll	1/3/2017	
2016	101	FV	266,300	0	6,026.	276,400	542,700	542,700	Year End	1/4/2016	
2015	101	FV	250,300	0	6,026.	258,300	508,600	508,600	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MCLELLAND SCOTT	74681-231	1	5/15/2020			847,500	No	No					
DANIELS DOUGLAS	63995-575		7/30/2014			615,500	No	No					
RYAN STANLEY F		53388-354	8/14/2009			469,000	No	No					
		12497-178	8/9/1973			33,000	No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/12/2017	1639	Wood Dec	13,000	C					7/16/2020	SQ Mailed	MM	Mary M					
8/11/2016	2016	Redo Kit	49,620	O					10/4/2018	Meas/Inspect	CC	Chris C					
7/13/2012	882	Wood Dec	17,495						5/14/2015	SQ Returned	MM	Mary M					
9/8/1994	469		6,000						3/3/2009	Meas/Inspect	372	PATRIOT					
4/21/1992	142		1,500						2/15/2000	Measured	270	PATRIOT					
									3/1/1992		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	5 - Cape			Full Bath:	1	Rating:	Good	A Bath:													
Sty Ht:	1T - 1 & 3/4 Sty			3/4 Bath:	1	Rating:	Average	A 3QBth:													
(Liv) Units:	1	Total: 1			1/2 Bath:	1	Rating:	Good	A HBth:												
Foundation:	1 - Concrete			OthrFix:				A HBth:													
Frame:	1 - Wood			Roof Struct:				OthrFix:													
Prime Wall:	4 - Vinyl			Roof Cover:				Roof Cover:													
Sec Wall:				Color:	CREAM			View / Desir:													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade:	C+ - Average (+)			Kits:	1	Rating:	Good	1st Res Grid	Desc: Line 1			# Units 1									
Year Blt:	1955	Eff Yr Blt:			A Kits:	1	Rating:	Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Alt LUC:				Fpl:	1	Rating:	Good	Other													
Jurisdct:	G15	Fact: .			WSFlue:				Upper												
Const Mod:				Total Units:				Lvl 2													
Lump Sum Adj:				Floor:				Lvl 1													
INTERIOR INFORMATION				% Own:				Lower													
Avg Ht/FL:	STD			Name:				Totals	RMS:	9	BRs:	4	Baths:	1	HB	1					
Prim Int Wal	1 - Drywall			DEPRECIATION				REMODELING				RES BREAKDOWN									
Sec Int Wall:				Phys Cond:	GD	- Good	18.	Exterior:	No Unit	RMS	BRs	FL									
Partition:	T - Typical			Functional:				Interior:	1	9	4										
Prim Floors:	3 - Hardwood			Economic:				Additions:													
Sec Floors:				Special:				Kitchen:													
Bsmnt Flr:	12 - Concrete			Override:				Baths:													
Subfloor:				Total:	18.6 %			Plumbing:													
Bsmnt Gar:				CALC SUMMARY				Electric:													
Electric:	3 - Typical			Basic \$ / SQ:	110.00			Heating:													
Insulation:	2 - Typical			Size Adj.:	1.35000002			General:													
Int vs Ext:	S			Const Adj.:	0.99989998			Totals	1	9	4										
Heat Fuel:	2 - Gas			Adj \$ / SQ:	148.485																
Heat Type:	3 - Forced H/W			Other Features:	123750																
# Heat Sys:	1				Grade Factor:	1.10															
% Heated:	100				NBHD Inf:	1.00000000															
Solar HW:	NO				NBHD Mod:																
% Com Wal				LUC Factor:	1.00																
				Adj Total:	441046																
				Depreciation:	82035			Juris. Factor:	1.00	Before Depr:			163.33								
				Deprecated Total:	359012			Special Features:	0	Val/Su Net:			142.57								
								Final Total:	359000	Val/Su SzAd:			251.40								
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 118-0-0005-0002.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
2	Frame Shed	D	Y		18X10	A	AV	2010		0.00	T	7.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:									